



CITY OF SAN JOSE

BUILDING DIVISION POLICY

PLAN SUBMITTAL REQUIREMENTS FOR SWIMMING POOLS

Plan submittals for in-ground swimming pools must include sufficient information to insure the structural integrity of the pool, compliance with applicable zoning ordinances and to allow the Field Inspector to verify these items during inspections.

Plot Plan

The plot plan must include the following information:

1. The entire parcel, with dimensions, showing all property lines and streets. This must be drawn to scale.
2. Footprint of all structures on the property including houses, garages, sheds, outbuildings and trellises. All accessory structures must have dimensions
3. All visible utilities such as power lines, power poles and transformers must be shown. The location of the power drop from the PG&E lines to the house must be shown if present. Indicate the height of any power lines that are over the proposed pool.
4. The proposed pool, with dimensions and distances to all property lines. The distance from the front (street side) property line must be shown. Distances to any nearby structures must be listed.

Grading Plan

A grading plan showing proposed and existing grade must be provided for any non-flat lots.

1. If the grade changes are minor, they can be shown on the plot plan.
2. Lot drainage must be indicated, including any new drainage systems needed.
3. If any retaining walls are necessary to the structural design of the pool, then the location and structural details must be shown. Permits for required retaining walls must be obtained prior to or in conjunction with the pool permit.

Details

Pages of standard details (Master File Plans) are acceptable under certain conditions:

1. Standard plans must be stamped and must reference the current Code editions.
2. The details to be used are clearly indicated on the sheet. The details that will not be used should be crossed out.
3. Details must be referenced on the plot plan or other plan view. The specific portion of the pool to which the detail applies must be clearly marked.

Initiated by: Steve Houlihan

Approved by:

Amal Sinha